

**ZONING CASE NO. 02-085 (1 & 2)**

**ORDINANCE NO. 2004-0337**

*Effective  
on 7-22-04*

An ordinance amending section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Compton-Florence Zoned District No. 60, Gage-Holmes Zoned District No. 58, Roosevelt Park Zoned District No. 44, Firestone Park Zoned District No. 64, Central Gardens Zoned District No. 41.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Compton-Florence Zoned District No. 60, Gage-Holmes Zoned District No. 58, Roosevelt Park Zoned District No. 44, Firestone Park Zoned District No. 64, Central Gardens Zoned District No. 41. – as shown on the maps attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

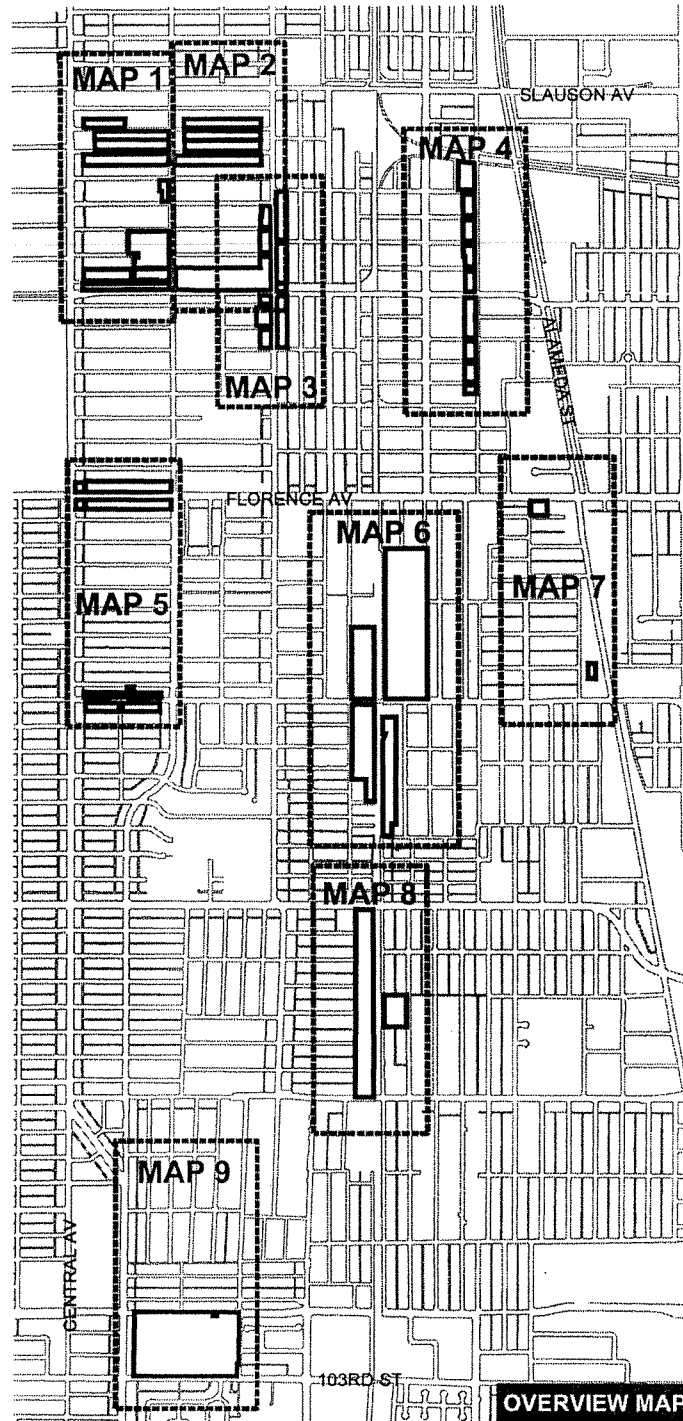
CHANGE OF PRECISE PLAN  
FLORENCE - FIRESTONE AREA

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_


ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:  
PORTION OF SECTION 21 T02S R13W &  
PORTION OF SECTION 22 T02S R13W &  
PORTION OF SECTION 28 T02S R13W &  
PORTION OF SECTION 27 T02S R13W

DIGITAL DESCRIPTION: \_\_\_\_\_  
VZCOZD\_COMPTON\_FLORENCE\

  
0 500 1,000  
FEET  
COUNTY ZONING MAP  
090H209 093H213  
096H213 099H209  
099H213 099H217  
102H209 102H213  
105H209 105H213  
108H209 108H213

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

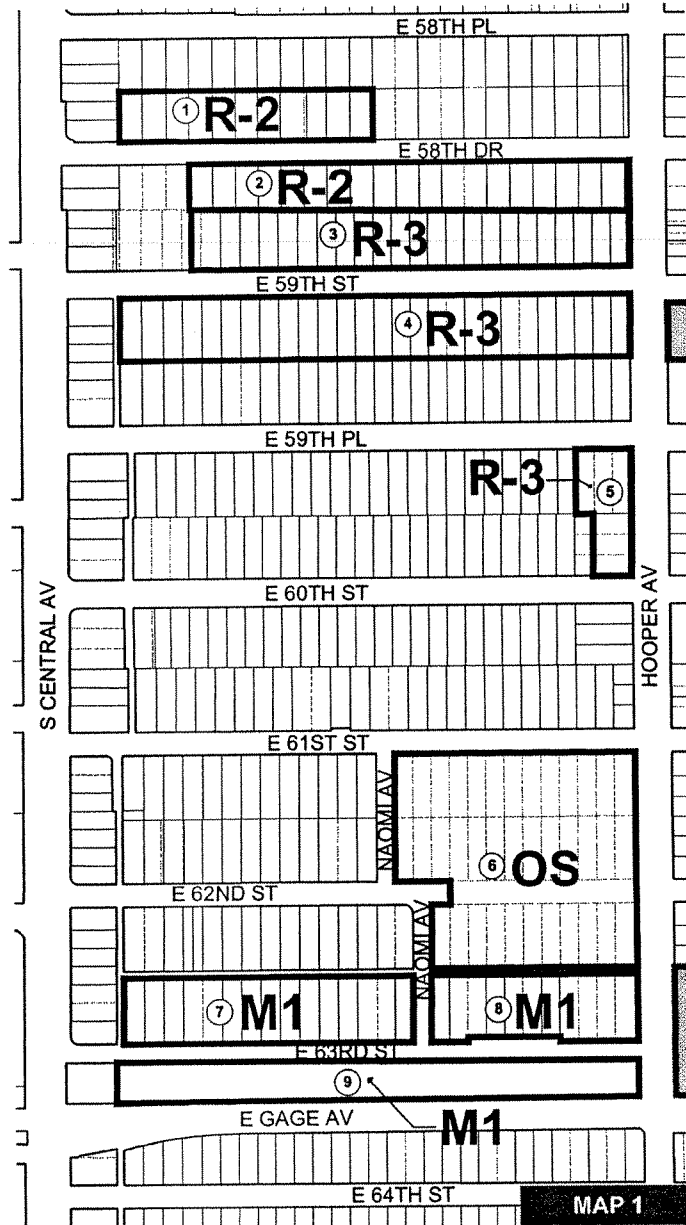
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

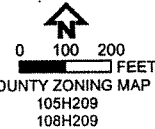


LEGAL DESCRIPTION:  
PORTION OF W 1/2 OF NW 1/4 OF  
SECTION 21 T02S R13W

- ① LOT 6 TO 16 OF SCHERER AND GILBREATH'S  
WHITMORE PARK, MB 15-61
- ② LOT 6 TO 25 OF TRACT 5449, MB 59-93
- ③ EASTERLY 21 FEET OF LOT 16 & 17 TO 39 OF TRACT 5449, MB 59-93
- ④ LOT 40 TO 66 OF TRACT 5449 MB 59-93
- ⑤ LOT 94 TO 96 OF TRACT 5449 MB 59-93 & EASTERLY 85.00 FEET  
OF LOT 31, 32 & 33 OF CHAMBERLIN'S CENTRAL AVENUE  
TRACT MB 9-106
- ⑥ LOT 97 TO 109 & 138 TO 161 OF TRACT 5450 MB 59-94-95
- ⑦ LOT 178 TO 192 OF TRACT 5450 MB 59-94-95
- ⑧ LOT 194 TO 204 OF TRACT 5450 MB 59-94-95
- ⑨ PARCEL 38 EXCEPT WESTERLY 100' OF POR. OF SEC. 21 T02S  
R13W

DIGITAL DESCRIPTION: \ZCO\ZD\_COMPTON\_FLORENCE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR



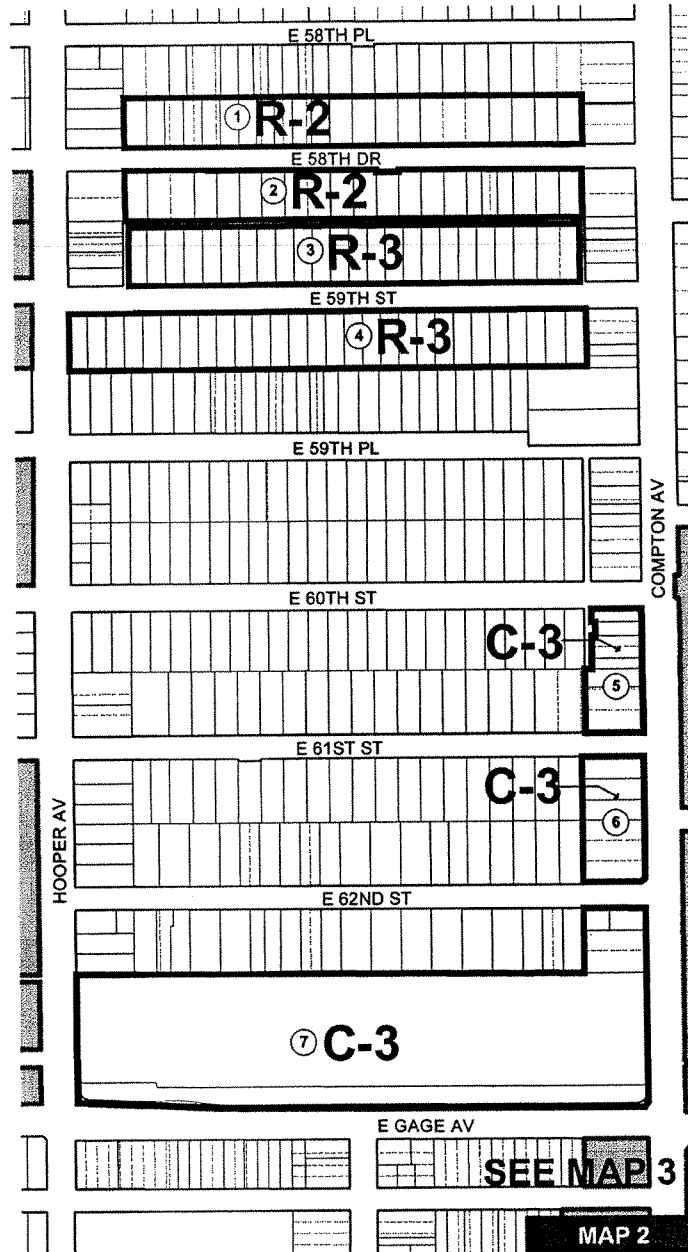
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:  
POR. OF E 1/2 OF NW 1/4 OF  
SECTION 21 T02S R13W

- ① LOT 29 TO 48 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ② — LOT 3 TO 22 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ③ LOT 6 TO 29 OF S. MC CRAY'S ORANGE PLACE, MB 8-178
- ④ — LOT 6 TO 33 OF S. MC CRAY'S ORANGE PLACE ANNEX, MB 10-5
- ⑤ LOT 27 TO 31 OF TR 5097, MB 58-13 & LOT 1 TO 3 OF BLK A OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72
- ⑥ — LOT 1 TO 3 & 45 TO 47 OF BLK B OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72
- ⑦ LOT 1 TO 3 OF BLK C OF THE MC CARTHY COMPANY'S FRUIT ACRES TRACT, MB 8-72 & LOT 8, SUB. OF SEC. 21 T 02S R13W, KNOWN AS FIELD BROS. SUBDIVISION, MR 17-8

DIGITAL DESCRIPTION: \ZCOZD\_COMPTON\_FLORENCE\ \_\_\_\_\_  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

0 100 200  
FEET  
COUNTY ZONING MAP  
105H209  
108H209

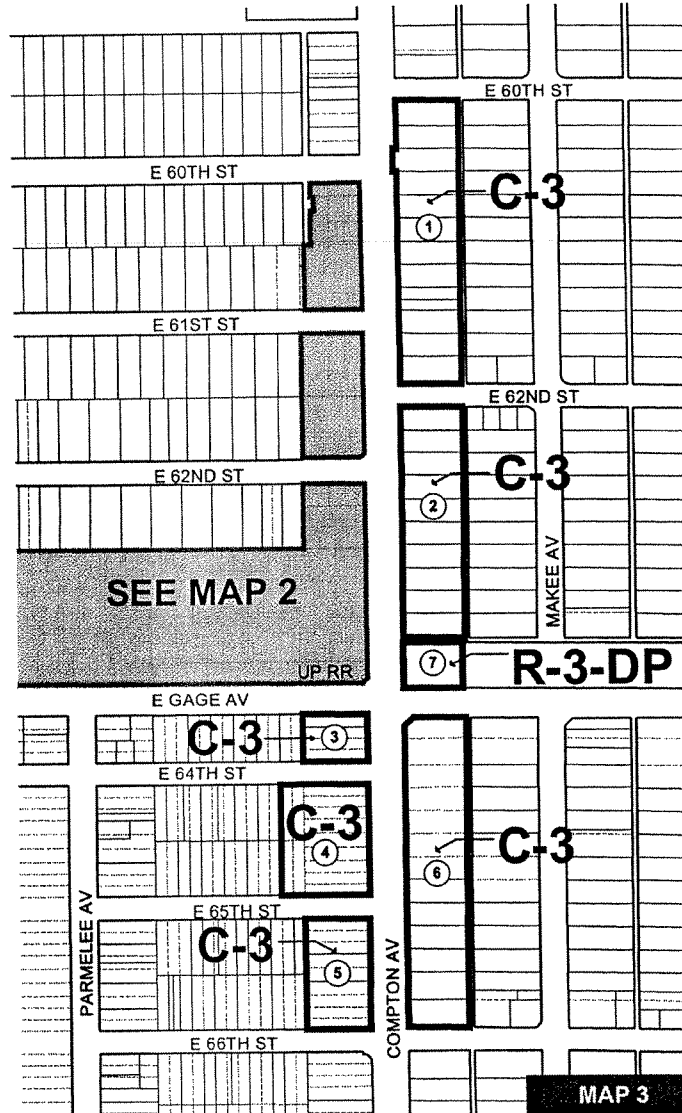
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF SE 1/4 OF NW 1/4 & POR. OF SW 1/4 OF  
NE 1/4 & POR. OF NE 1/4 OF SW 1/4 & POR. NW  
1/4 OF SE 1/4 OF SECTION 21 T02S R13W

- ① LOT 1 TO 23, MIRAMONTE TRACT, MB 6-161
- ② LOT 25, 27, 29, 31, 33, 35, 37, 39, 41, & 43 OF  
MIRAMONTE TRACT, MB 6-161
- ③ LOT 1 TO 4 OF BLK B OF PARAMLEE HOME TRACT,  
MB 6-54-55
- ④ LOT 1 TO 11, 23 & 24 OF BLK D OF PARAMLEE HOME TRACT,  
MB 6-54-55
- ⑤ LOT 1 TO 9 OF BLK F OF PARAMLEE HOME TRACT, MB 6-54-55
- ⑥ LOT 1 TO 25 OF BLK A OF MIRAMONTE PARK TRACT, MB 9-37
- ⑦ POR. OF LOT 6 OF THE PARTITION OF PORTION OF SEC. 21 02S  
R13W, DESCRIBED AS FOLLOWED: COMMENCING AT SW COR.  
OF THE SAID LOT N 00 24' 34" W 100.01'; THENCE S 89 44' 10" E  
129.39'; THENCE S 00 00' 00" E 100.00'; THENCE N 89 44' 10" W  
128.68' TO SW COR. OF THE SAID LOT

0 100 200  
FEET  
COUNTY ZONING MAP  
102H209  
102H213  
105H209  
105H213

DIGITAL DESCRIPTION: \ZC02ZD\_COMPTON\_FLORENCE\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

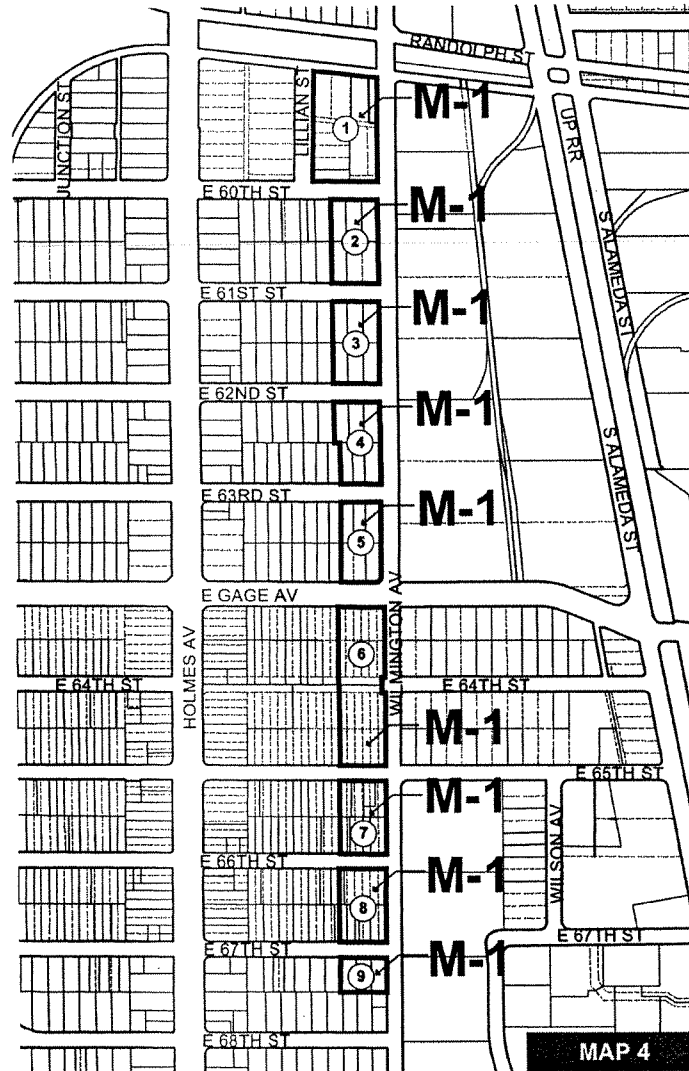
CHANGE OF PRECISE PLAN  
GAGE-HOLMES ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF E 1/2 OF NE 1/4 & POR. OF E 1/2 OF  
SE 1/4 OF SEC. 21 T02S R13W

- ① LOT 1 TO 4, 7, & 8 OF BLK 5 FIRST ADDITION  
TO HUNTINGTON PARK TRACT, MB 4-40 &  
LOT 1 TO 5 OF SIMONEAU TRACT, MB 12-57
- ② — LOT 1 TO 3 & 21 TO 23 OF BLK B OF HUNTINGTON  
PARK ANNEX, MB 5-126
- ③ LOT 1 TO 3 & 21 TO 23 OF BLK D OF HUNTINGTON PARK  
ANNEX, MB 5-126
- ④ — LOT 1 TO 3 & 23 TO 25 OF BLK F OF HUNTINGTON PARK ANNEX,  
MB 5-126
- ⑤ LOT 1 TO 3 & NORTHERLY 125 FEET OF EACH LOT 25 TO 27  
OF BLK H OF HUNTINGTON PARK ANNEX, MB 5-126
- ⑥ — LOT 22 TO 33 OF BLK B OF BRYSON VILLA TRACT, MB 5-122 & LOT  
22 TO 33 OF BLK C OF THE SAID TRACT & THE ANNEXED POR. OF  
64TH ST SOUTH OF LOT 29 TO 33 OF BLK B & ADJOINING 15.14' OF  
POR. OF 64TH ST SOUTH OF LOT 28 OF BLK B OF THE SAID TRACT
- ⑦ LOT 22 TO 33 OF BLK F OF BRYSON VILLA TRACT, MB 5-122
- ⑧ — LOT 22 TO 33 OF BLK G OF BRYSON VILLA TRACT, MB 5-122
- ⑨ LOT 9 TO 11 OF BLK B OF FLORENCITA PARK ANNEX, MB 10-107

DIGITAL DESCRIPTION: \ZCO\ZD\_GAGE\_HOLMES\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

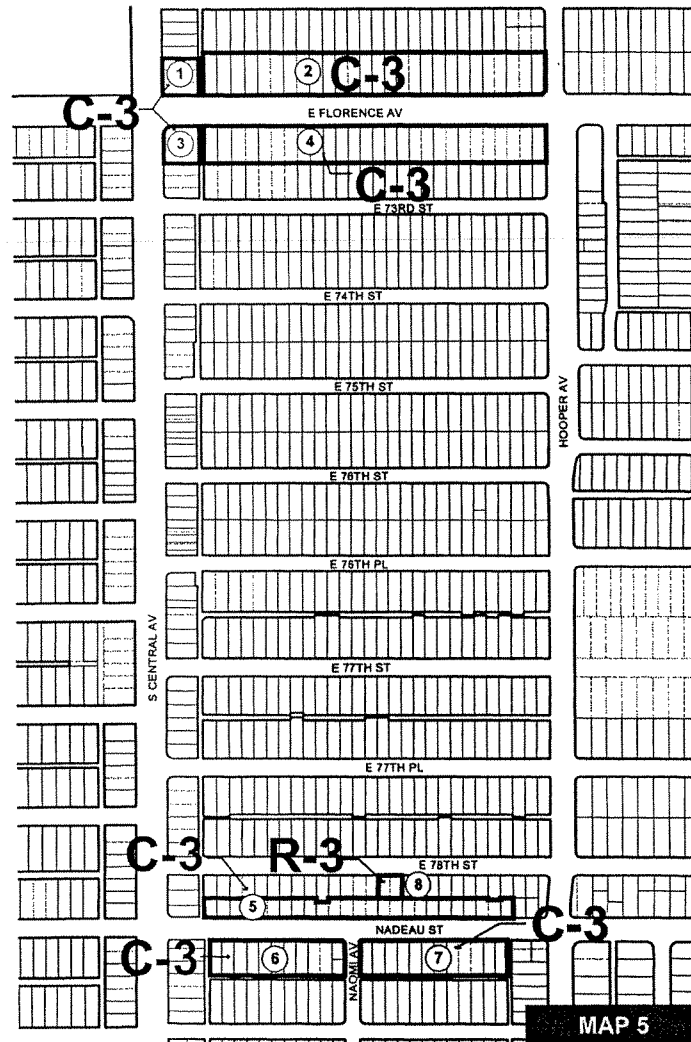
CHANGE OF PRECISE PLAN  
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

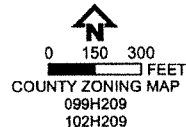


LEGAL DESCRIPTION:

POR. SW 1/4 OF SW 1/4 & POR. NW 1/4 OF NW 1/4  
& POR. SW 1/4 OF NW 1/4 & POR. NW 1/4 OF SW 1/4  
OF SECTION 21 T02S R13W

- ① LOT 68 TO 70 OF TRACT 5450, MB 59-94-95
- ② LOT 767 TO 793 OF TRACT 5450, MB 59-94-95
- ③ LOT 794 TO 796 OF TRACT 5450, MB 59-94-95
- ④ LOT 845 TO 871 OF TRACT 5450, MB 59-94-95
- ⑤ SOUTHERLY 75.06' OF LOT 1291, SOUTHERLY 75.08' OF LOT 1292,  
SOUTHERLY 75.08' OF LOT 1293, SOUTHERLY 75.20' OF LOT 1294,  
SOUTHERLY 75.20' OF LOT 1295, SOUTHERLY 75.23' OF LOT 1296,  
SOUTHERLY 75.14' OF LOT 1297, SOUTHERLY 75.14' OF LOT 1298,  
SOUTHERLY 75.15' OF LOT 1299, SOUTHERLY 64.00' OF LOT 1300,  
SOUTHERLY 75.18' OF LOT 1301, SOUTHERLY 75.20' OF LOT 1302,  
SOUTHERLY 75.20' OF LOT 1303, SOUTHERLY 75.20' OF LOT 1304,  
SOUTHERLY 75.20' OF LOT 1305, SOUTHERLY 75.20' OF LOT 1306,  
SOUTHERLY 75.20' OF LOT 1307, SOUTHERLY 75.20' OF LOT 1308,  
SOUTHERLY 75.27' OF LOT 1309, SOUTHERLY 75.28' OF LOT 1310,  
SOUTHERLY 75.28' OF LOT 1311, SOUTHERLY 75.29' OF LOT 1312,  
SOUTHERLY 75.30' OF LOT 1313, SOUTHERLY 70.65' OF LOT 1314,  
SOUTHERLY 75.65' OF LOT 1315 OF TRACT 5450, MB 59-94-95
- ⑥ LOT 27 TO 37 OF TRACT 6314, MB 68-6
- ⑦ LOT 15 TO 26 OF TRACT 6314, MB 68-6
- ⑧ NORTHERLY 75.18 FEET OF LOT 1305 &  
NORTHERLY 75.18 FEET OF LOT 1306 OF TRACT 5450, MB 59-94-95

DIGITAL DESCRIPTION: \ZCOZD\_COMPTON\_FLORENCE\



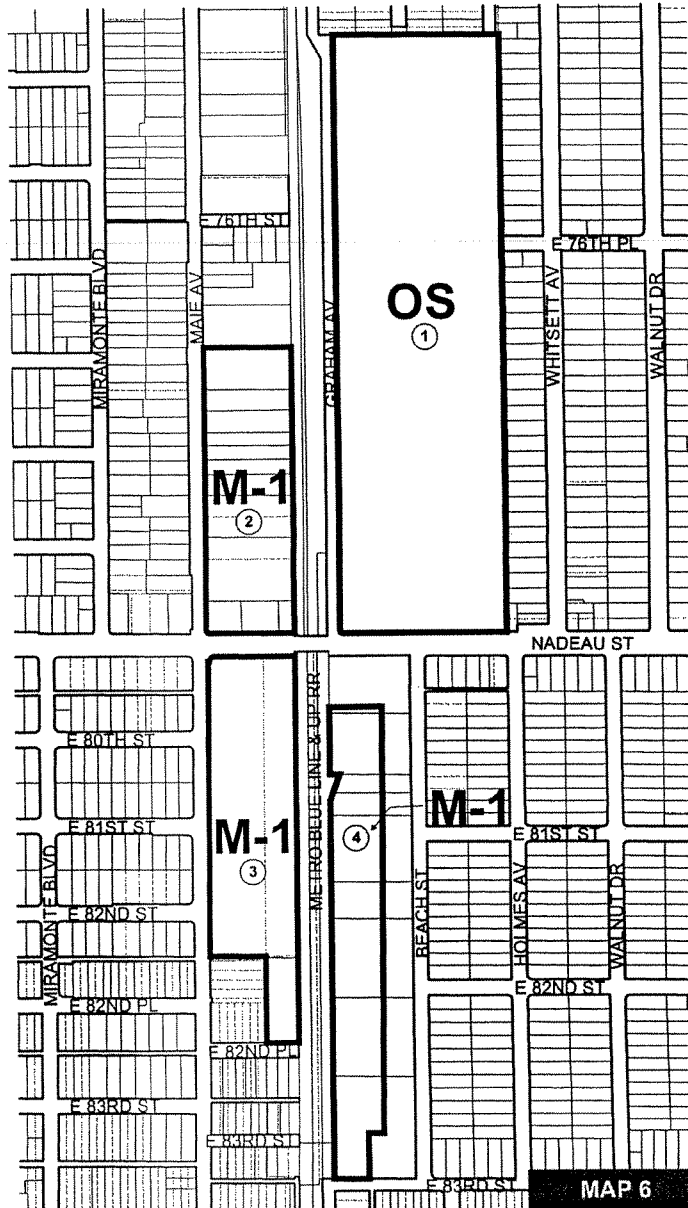
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

CHANGE OF PRECISE PLAN  
**COMPTON-FLORENCE & ROSEVELT PARK ZONED DISTRICTS**  
**ADOPTED BY ORDINANCE:** \_\_\_\_\_

ON: \_\_\_\_\_

**ZONING CASE: ZC 02-085 (1 & 2)**

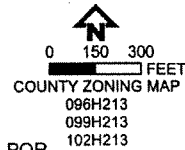
AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

POR. OF SE 1/4 OF SECTION 21 T02S R13W

- ① PARCEL 900, POR. OF NE 1/4 OF SEC. 28  
T02S R13W
- ② — LOT 13 TO 19 OF NADEAU VILLA TRACT,  
MB 2-56
- ③ LOT A & LOT B OF TRACT 8559, MB 101-47-48 & POR.  
OF NE 1/4 OF SE 1/4 OF SEC. 28 T02S R13W DESCRIBED AS  
FOLLOWED: BEGINNING AT SE COR. OF LOT B OF TR 8559  
S 00 14' 00" E, 5' TO THE POINT OF BEGINNING; THENCE  
S 0 14' 00" E 275'; THENCE N 89 51' 49" W 103.32'; THENCE  
N 00 25' 54" E 275'; THENCE S 89 51' 49" E 103.32' TO THE  
POINT OF BEGINNING
- ④ — POR. OF LOT 1 OF TRACT 3111, MB 32-16 EXCEPT THE EXISTING  
M-1 ZONE AREA DESCRIBED IN THE ORDINANCE 3711 (ADOPTED  
ON OCTOBER 29, 1940)



DIGITAL DESCRIPTION: \ZCO\ZD\_COMPTON\_FLORENCE\\_\_\_\_\_  
 THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 LESLIE G. BELLAMY CHAIR  
 JAMES E. HARTL PLANNING DIRECTOR



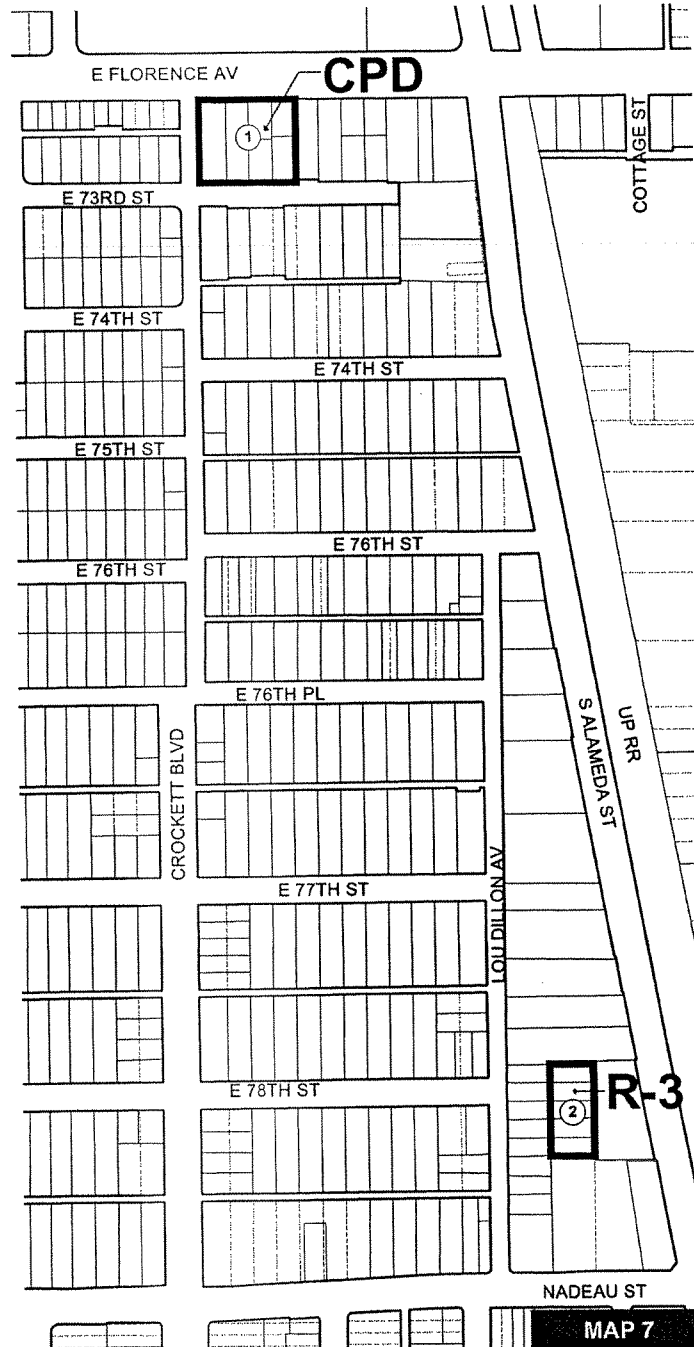
CHANGE OF PRECISE PLAN  
ROSEVELT PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

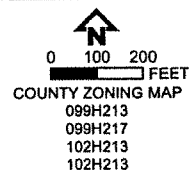


LEGAL DESCRIPTION:

POR. OF NW 1/4 SECTION 27 T02S R13W

① LOTS 1 TO 4 OF FLORENCE VILLA TRACT,  
MB 6-150

② — EASTERLY 94.6 FEET AND NORTHERLY 200  
FEET OF LOT D OF NADEAU HEIRS TRACT,  
MB 53-61



DIGITAL DESCRIPTION: \ZCOZD\_ROOSEVELT\_PARK\ \_\_\_\_\_

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

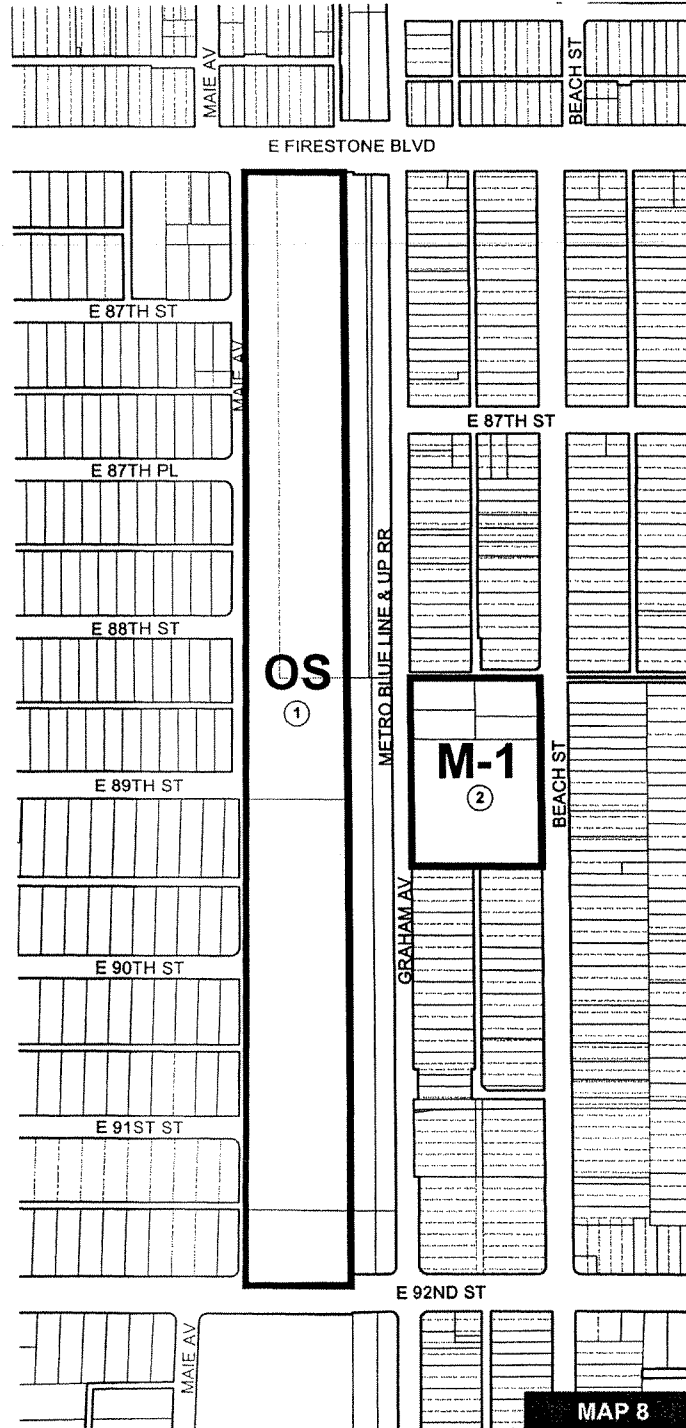
CHANGE OF PRECISE PLAN  
FIRESTONE PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

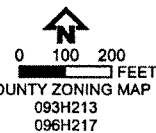
ZONING CASE: **ZC 02-085 (1 & 2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

- ① POR. OF SUBDIVISION OF TAJAUTA RANCHO,  
LIMITED WESTERLY BY MAIE AVE, EASTERLY  
BY S.P.R.R. NORTHERLY BY FIRESTONE BLVD, AND SOUTHERLY BY 92ND ST  
② — LOT 37 OF KENT TRACT, MB 8-119



DIGITAL DESCRIPTION: VC02ZD\_FIRESTONE\_PARK1  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

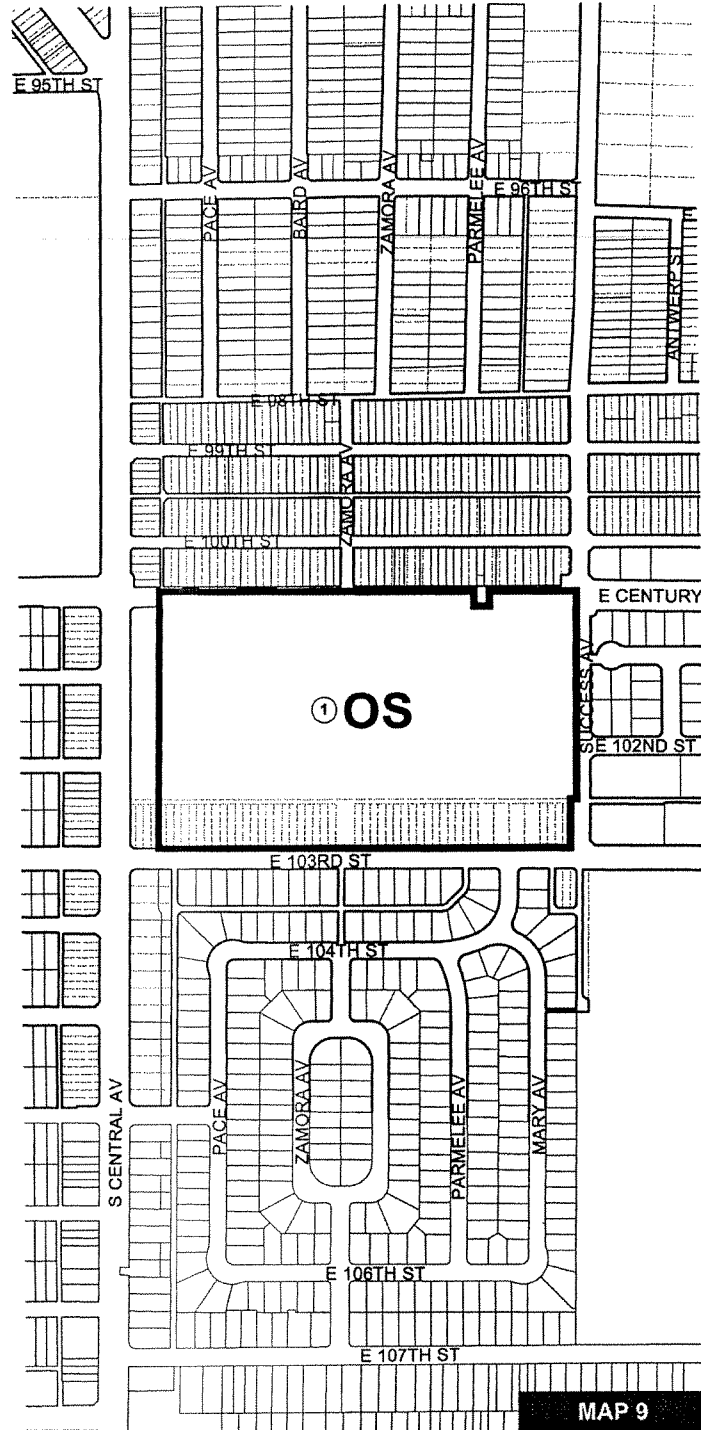
CHANGE OF PRECISE PLAN  
CENTRAL GARDENS ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

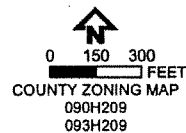
ZONING CASE: ZC 02-085 (1 & 2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

- ① EASTERLY 1355 FEET OF LOT A & LOTS 19 TO 22 OF TRACT 1463, MB 23-10-11 & LOT 28 TO 50 OF BLK F & LOT 29 TO 32 OF BLK K & LOT 41 TO 56 OF BLK K OF TRACT 2536, MB 26-13-14



DIGITAL DESCRIPTION: \ZCO\ZD\_CENTRAL\_GARDENS\ \_\_\_\_\_  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY CHAIR  
JAMES E. HARTL PLANNING DIRECTOR